



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Application Number: 2402381
Applicant Name: Jay Miller
Address of Proposal: 4231 South Graham Street

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one lot into two. Proposed lot sizes are: Lot A) 5,020 square feet and Lot B 5,022.

The following approval is required:

Short Subdivision – to divide one lot into two lots (SMC Chapter 23.24).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading, or demolition, or another agency with jurisdiction.

BACKGROUND DATA

Zoning: SF 5000

Date of Site Visit: June 16, 2004

Uses on Site: Single family residence.

Site and Vicinity Characteristics: The subject site contains a single-family residence on its western half while the eastern half is vacant. The site is relatively flat and on grade with South Graham Street. The surrounding terrain slopes slightly downhill in all directions from the site. South Graham Street is paved and has curbs, gutters, and sidewalks. There is an undeveloped alley along the rear (south) property boundary that extends between 42nd and 44th Avenues South but is unopened between four (4) lots to the west of the site and two (2) lots west from 44th Avenue South. There are no Environmentally Critical Areas (ECA's) on the site or in the immediate vicinity.

The surrounding lots and neighborhood is zoned SF 5000 and consists of a variety of ages and styles of single-family residences. Aki Kurose Middle School is across South Graham Street one block to the west.

Public Comment

No comment letters were received during the comment period that ended May 19, 2004.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following applicable facts and conditions are found to exist.

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees;*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from the Drainage Section of DPD, Seattle Public Utilities (SPU) for water availability, Fire Department (SFD), Seattle City Light (SCL),

and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision.

The lots to be created by this short subdivision will meet all minimum standards and applicable exceptions set forth in the Land Use Code, and are consistent with applicable development standards. A side yard easement to assure a 10 foot separation between the existing structure on proposed Lot A and any new structure on proposed Lot B shall be recorded with the plat. The wall of the existing structure is located 3.9 feet from the proposed property line with a 22 inch roof overhang. Roof eaves may extend 18 inches into a required yard (gutters are not included in this figure). If the eave overhang (exclusive of gutter) is 22 inches, a 6 foot 5 inch side yard easement is required on proposed Parcel B. (3.9 feet [3 feet, 11 inches] less 4 inches $[22 - 18 = 4]$ places this structure 3 feet 7 inches from the proposed property line. If the overhang is less than 22 inches the 6 foot 5 inch figure may be decreased accordingly. See Client Assistance Memo 221 for details.)

This short subdivision provides vehicular access, access for public and private utilities and for emergency personal and vehicles for both proposed lots. Vehicular and pedestrian access for both proposed lots will be provided from South Graham Street. Vehicular access and parking for proposed Lot A will continue to be provided through the existing driveway and in the existing below grade garage. Vehicular access and parking for proposed Lot B will be provided by a driveway extending from South Graham Street. South Graham Street is classified as an *arterial* thus prohibiting vehicle backing onto this street for egress from the proposed lot (SMC 23.54.030.D1.b(1)). A vehicle turn-around will be required as a part of future approval of any building permit for this lot unless a safety analysis provides information to the contrary (SMC 23.54.030.D1.b(3)). *A note stating the above requirement and Code citation shall be included on the face of the final plat.*

The Seattle Fire Department has approved this short plat for emergency vehicle and personal access.

Seattle City Light requires an easement over proposed Lot B to continue provision of electrical service to the existing structure on proposed Lot A. (See Attachment Exhibit A).

Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot, and service is assured, subject to standard conditions governing storm water control and utility extensions.

This site is not located in an environmentally critical area; therefore, SMC 25.09.240 is not applicable.

There are five small trees on the parent lot. None of these trees are classified as significant. All trees except one are located within the required yards, thus would not need to be removed for future construction. The proposed plat, therefore, does not require the removal of these trees. If the trees are not preserved, the tree planting requirements of SMC 23.44.008 must be followed at the time of building construction. These require the planting of two caliper inches of tree per each 1,000 square feet of lot area. The 5,022 square foot area of proposed Lot B would require the planting of a minimum of 10 caliper inches of new trees.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

1. Submit the final recording forms for approval along with any required fees.
2. Change the side-yard easement against Lot B and benefiting Lot A in the legal descriptions and on the face of the plat to be a dimension of 6 feet 5 inches (6.42 feet), or other dimension as instructed in the analysis above. (See Client Assistance Memo 221 for further information on easement extent and dimensions.)
3. Insert the following on the face of the plat: *South Graham Street is classified as an arterial. Pursuant to SMC 23.54.030.D1.b(1) vehicle backing onto arterials is prohibited. A vehicle turnaround on Lot B will be required as a part of future approval of any building permit for this lot unless a safety analysis provides information to the contrary (SMC 23.54.030.D1.b(3)).*
4. Revise the lot legal descriptions to include the entire language of the City Light Easement (Attached Exhibit "A").
5. Remove building outline / required yard outline on proposed Lot B.

Condition of Approval Prior to Issuance of Building Permits

6. The owner(s) and/or responsible party(s) shall: Attach a copy of recorded short subdivision to all copies of future building permit application plans.

Signature: (signature on file) Date: August 2, 2004
Art Pederson, Land Use Planner
Department of Planning and Development
Land Use Services